



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**11306 91 Street**  
**Peace River, Alberta**

**MLS # A2249216**



**\$199,000**

<b>Division:</b>	Lower West Peace		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,316 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** N/A

Ready and waiting for you to move into...or ready and waiting for an Investor to take on the current tenants. The layout is full of character and unique features. The comfortably sized entry is welcoming and open. Main floor offers a generous kitchen with island, 2 pc bathroom and spacious living/family space looking onto the scenic, one-of-a-kind back yard. Also on this level is a bonus room/sunroom opening to the top balcony. Downstairs has 3 bedrooms, laundry and access to the back deck. The location is just steps away from a playground, tennis court and ball diamonds. Let this little piece of real estate work for you, either as a landlord or just as a great family home. Also, note: Four of these units can be purchased as a package under MLS #A2024794